



148 Barley Close, Little Eaton

Derby



Offers in Region of £95,000





148 Barley Close

Little Eaton, Derby

A Fantastic First Floor Apartment in Little Eaton, this well presented first floor two bedroom apartment is a great starter property or ideal investment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No upward chain
- Ideal 1st time buy or Investment property
- 2 bedrooms
- Parking
- Well presented throughout
- 1st floor apartment
- 2 resident parking permits



Enhanced with AI

SABEL
& Co

Unlocking your property dreams



Entrance Hall

A genuinely practical entrance to the property boasting no fewer than three storage cupboards, two doubles with one being an impressively deep double-depth unit perfect for bulkier items, plus a single cupboard ideal for coats and everyday essentials. Rarely do you find this level of storage right at the front door. Finished with easy-care laminate flooring and warmed by a storage heater.

Kitchen

12' 1" x 7' 10" (3.69m x 2.38m)

Appointed with a matching range of wall and base units beneath a roll-edge worktop with complementary tiling to the splashback areas. The inset sink comes with a single drainer and mixer tap, while cooking is taken care of by a stainless steel single oven, four-ring gas hob and a chimney-style extractor over. There is space for both an upright fridge freezer and washing machine, plus a useful breakfast bar for those informal meals or morning coffee. Finished with vinyl flooring, recessed spotlighting and a window to the front elevation bringing in plenty of natural light.

Lounge / Diner

16' 5" x 11' 6" (5.01m x 3.50m)

Accessed via a glazed panelled door, the lounge is a comfortable reception room centred around a raised stone hearth with electric fire. Two central heating radiators keep things cosy, while two ceiling light fittings and a uPVC window to the front elevation ensure the room is well lit throughout the day.

Bedroom 1

11' 7" x 9' 6" (3.54m x 2.90m)

A double bedroom located to the rear of the property, benefitting from a central heating radiator, ceiling light and uPVC window overlooking the rear elevation.

Bedroom 2

9' 7" x 7' 7" (2.91m x 2.31m)

Located to the rear of the property, this bedroom benefits from a uPVC window overlooking the rear elevation, central heating radiator and ceiling light





Entrance Hall

A genuinely practical entrance to the property boasting no fewer than three storage cupboards, two doubles with one being an impressively deep double-depth unit perfect for bulkier items, plus a single cupboard ideal for coats and everyday essentials. Rarely do you find this level of storage right at the front door. Finished with easy-care laminate flooring and warmed by a storage heater.

Kitchen

12' 1" x 7' 10" (3.69m x 2.38m)

Appointed with a matching range of wall and base units beneath a roll-edge worktop with complementary tiling to the splashback areas. The inset sink comes with a single drainer and mixer tap, while cooking is taken care of by a stainless steel single oven, four-ring gas hob and a chimney-style extractor over. There is space for both an upright fridge freezer and washing machine, plus a useful breakfast bar for those informal meals or morning coffee. Finished with vinyl flooring, recessed spotlighting and a window to the front elevation bringing in plenty of natural light.

Lounge / Diner

16' 5" x 11' 6" (5.01m x 3.50m)

Accessed via a glazed panelled door, the lounge is a comfortable reception room centred around a raised stone hearth with electric fire. Two central heating radiators keep things cosy, while two ceiling light fittings and a uPVC window to the front elevation ensure the room is well lit throughout the day.

Bedroom 1

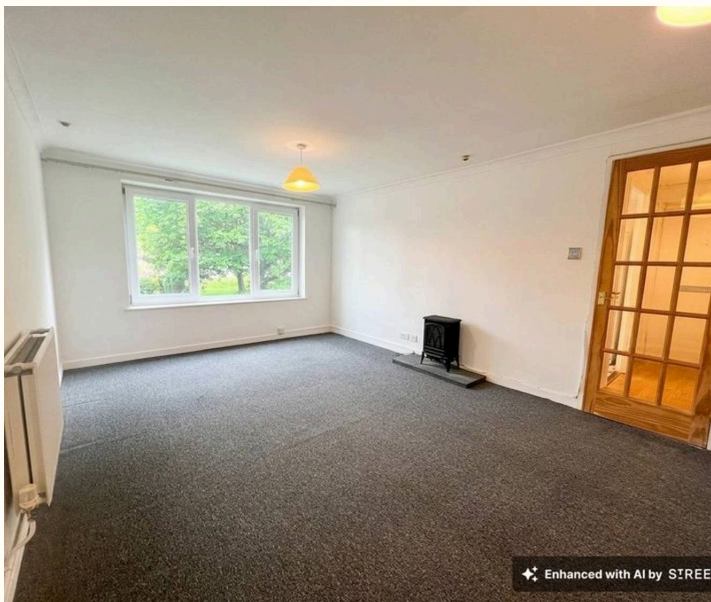
11' 7" x 9' 6" (3.54m x 2.90m)

A double bedroom located to the rear of the property, benefitting from a central heating radiator, ceiling light and uPVC window overlooking the rear elevation.

Bedroom 2

9' 7" x 7' 7" (2.91m x 2.31m)

Located to the rear of the property, this bedroom benefits from a uPVC window overlooking the rear elevation, central heating radiator and ceiling light



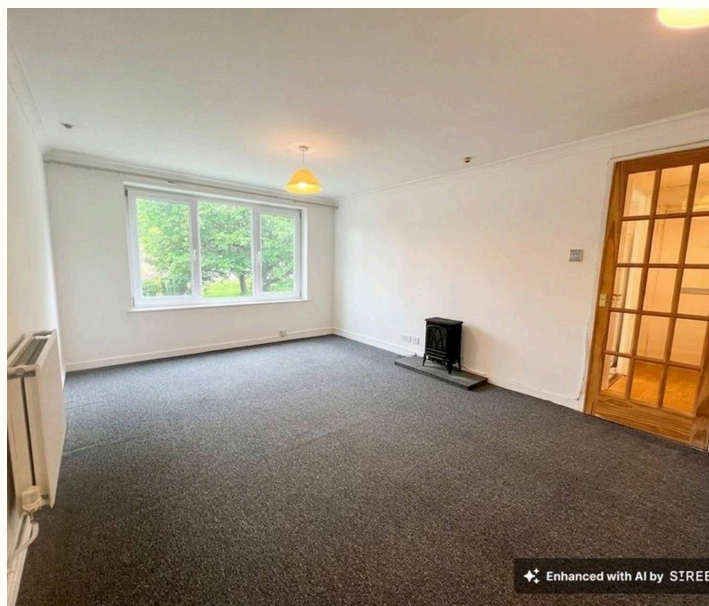
COMMUNAL GARDEN

The property benefits from communal gardens surrounding the building, with dedicated clothes drying areas available for the use of all residents.

PERMIT

2 Parking Spaces

2 Parking permits supplied with the property

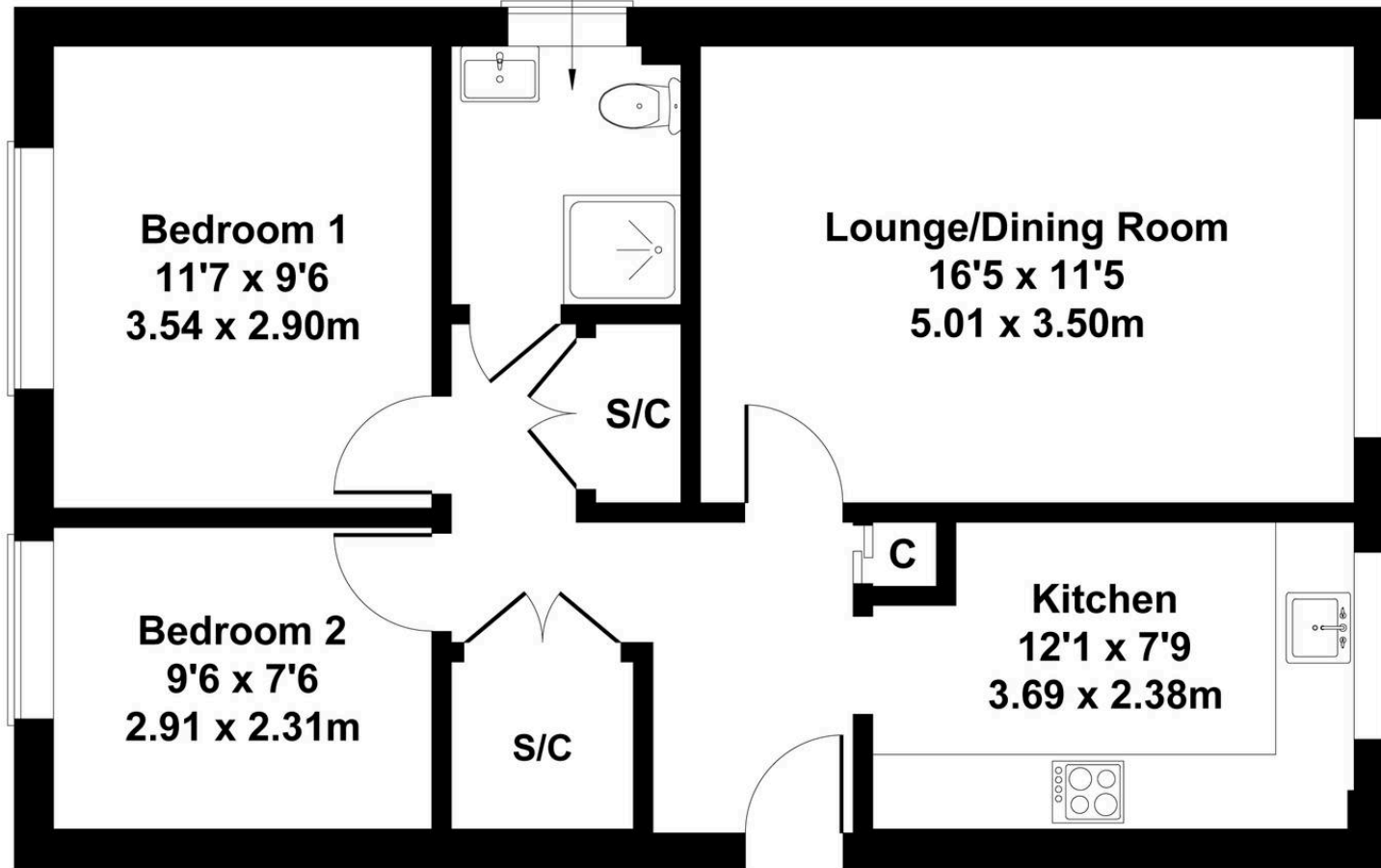


148 Barley Close

Approximate Gross Internal Area
646 sq ft - 60 sq m

Bathroom/Shower Room

6'5 x 5'9
1.98 x 1.76m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Sabel & Co

10 Ecclesbourne Meadows, Duffield - DE56 4HH

01773666400

sales@sabelco.co.uk

www.sabelco.co.uk